003.0	0005	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,037,100	/	1,037,100
USE VALUE:	1,037,100	/	1,037,100
ASSESSED:	1,037,100	/	1,037,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-11A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAP LLC/CORBETT PAUL+ARTHUR
Owner 2:	NOILES VIRGINIA J
Owner 3:	
Street 1:	100 BAY VIEW AVE
Street 2:	
Twn/City:	WINTHROP
St/Prov:	MA Cntry: Own Occ: N
Postal:	02152 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1909, having primarily Vinyl Exterior and 2889 Square Feet, with 3 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	581,100		456,000	1,037,100
Total Card	0.115	581,100		456,000	1,037,100
Total Parcel	0.115	581,100		456,000	1,037,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.98 | /Parcel: 358.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 3338
GIS Ref:
GIS Ref:
Insp Date: 08/26/17

!332!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	581,100	0	5,000.	456,000	1,037,100		Year end	12/23/2021
2021	105	FV	555,000	0	5,000.	456,000	1,011,000		Year End Roll	12/10/2020
2020	105	FV	555,200	0	5,000.	456,000	1,011,200	1,011,200	Year End Roll	12/18/2019
2019	105	FV	418,700	0	5,000.	484,500	903,200	903,200	Year End Roll	1/3/2019
2018	105	FV	418,700	0	5,000.	353,400	772,100	772,100	Year End Roll	12/20/2017
2017	105	FV	393,100	0	5,000.	307,800	700,900	700,900	Year End Roll	1/3/2017
2016	105	FV	393,100	0	5,000.	262,200	655,300	655,300	Year End	1/4/2016
2015	105	FV	351,700	0	5,000.	256,500	608,200	608,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:21:35

LAST REV

Date	Time
07/18/18	12:20:15
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOILES VIRGINIA	27455-478		7/3/1997	Family	1	No	No	F	

USER DEFINED

Prior Id # 1:	3338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2018	2	Inter Fi	64,000	C				
12/10/2003	1042	Renovate	25,300	C		G6	GR FY06	remodel kitchen ba

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	163	PATRIOT
7/19/2005	Permit Visit	BR	B Rossignol
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01344752
Const Adj.:	0.98000199
Adj $ / SQ:	178.772
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713827
Depreciation:	132772
Depreciated Total:	581055

COMMENTS

FFL HEAT=OIL. SFL & HST HEAT=GAS. .

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

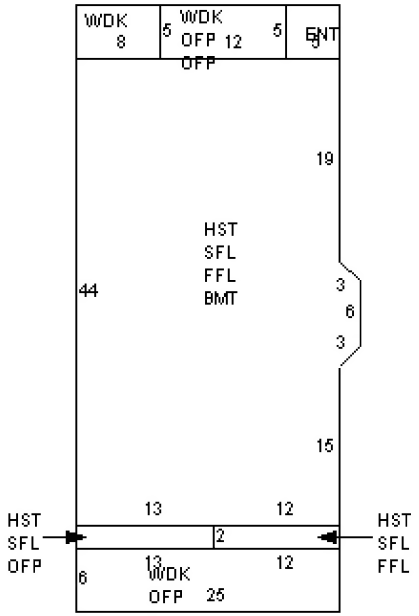
No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.77
Special Features:	0	Val/Su Net:	126.99
Final Total:	581100	Val/Su SzAd	201.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,166	178.770	208,449
FFL	First Floor	1,140	178.770	203,801
BMT	Basement	1,116	53.630	59,853
HST	Half Story	583	178.770	104,224
OFP	Open Porch	296	21.630	6,403
WDK	Deck	250	9.800	2,450
ENT	ENTRY	25	25.870	647
	Net Sketched Area:	4,576	Total:	585,827
Size Ad	2889	Gross Area	5159	FinArea 2889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

003.0-0005-0006.0

IMAGE

AssessPro Patriot Properties, Inc